



Parking Standards for New Development Projects Study Phase 2 – Commercial Uses

TASK FORCE MEETING #7

September 19, 2017

City Hall – Sister Cities Conference Room



AGENDA

7:00 PM	Welcome and Meeting Recap
7:05 PM	Public Outreach
7:15 PM	Draft Recommendations
	Ratios
	Exemption
8:30 PM	Shared Parking [moved to next meeting]
8:45 PM	Public Comment

ROLE OF THE TASK FORCE

Mission: Provide input to City staff on recommended revisions to the City's parking standards for new development

Tasks:

- A. Provide input on proposed revisions
- B. Develop consensus (to degree possible) on recommendations
- C. Submit report to Directors of P&Z and T&ES on recommendations
- D. Support community engagement efforts by reporting back to commissions, boards, and groups represented

ROLE OF THE TASK FORCE

	Date	Meeting Topic
Meeting #1	March 21, 2017	<ul style="list-style-type: none"> ▪ Parking Study Background
Meeting #2	April 18, 2017	<ul style="list-style-type: none"> ▪ Discuss different requirement approaches ▪ Discuss overarching policies/strategies to potentially include in recommendations
Meeting #3	May 16, 2017	<ul style="list-style-type: none"> ▪ Data Collection findings and discussion of key factors impacting parking demand and trends ▪ Start discussing options and potential recommendations for office
Meeting #4	June 20, 2017	<ul style="list-style-type: none"> ▪ Continue discussing options and potential recommendations for office and hotel
Meeting #5	July 18, 2017	<ul style="list-style-type: none"> ▪ Review Parking Map and potential office and hotel recommendations ▪ Start discussing options and potential recommendations for restaurant and retail
Meeting #6	August 15, 2017	<ul style="list-style-type: none"> ▪ Review potential restaurant and retail recommendations
Meeting #7	September 19, 2017	<ul style="list-style-type: none"> ▪ Discuss shared parking approach ▪ Discuss draft recommendations
Meeting #8	October 17, 2017	<ul style="list-style-type: none"> ▪ Discuss draft recommendations
Meeting #9	November 21, 2017	<ul style="list-style-type: none"> ▪ Finalize recommendations



UPCOMING SCHEDULE

September 19	Task Force Meeting
October 3	Planning Commission Worksession
October 17	Task Force Meeting
October 24	City Council Update
November 21*	Task Force Meeting
December 5	Planning Commission Public Hearing
December 16	City Council Public Hearing



AUGUST 15TH MEETING RECAP

- Discussed various exemption options
- Considered a combined retail/ restaurant ratio



MEETING GOALS

- Discuss public outreach efforts
- Review draft recommendations
- Discuss shared parking options

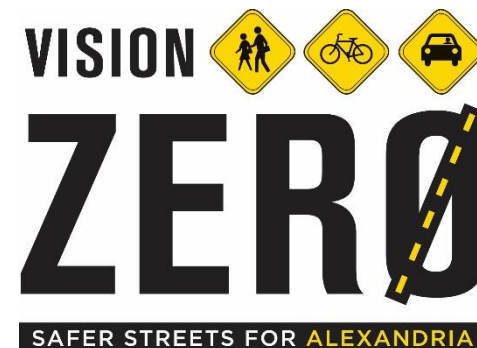


STUDY PRINCIPLES AND SUPPORTING PLANS

- Recognize that providing too much parking has impacts:
 - More SOV driving
 - Climate change / pollution
 - Safety
 - Congestion
 - Undercuts transit
 - Development more expensive / less affordable
 - Degraded urban design
 - Stormwater problems
- Consider potential spillover impacts and how to mitigate
- Realize the opportunity for a more sustainable and modern parking policy

STUDY PRINCIPLES AND SUPPORTING PLANS

- **Mayors National Climate Action Agenda** – *Commit to a set of local actions to reduce greenhouse gas emissions*
- **Strategic Plan** – *Increase commuters using alternative transportation options*
- **Transportation Master Plan** – *Identify policies that encourage transit use; support principles of TOD; include maximum parking ratios*
- **Environmental Action Plan** – *Reduce parking ratios and encourage shared parking*
- **Vision Zero Policy** – *sets a goal of zero traffic deaths/injuries by 2028*



PUBLIC OUTREACH

Updates to Stakeholder Groups:

September 20	Transportation Commission
September 27	Federation of Civic Associations
October 3	Chamber of Commerce
October 9	Bike/Pedestrian Advisory Committee
October 10	NAIOP
October 16	Environmental Policy Commission
October 19	Alexandria Business Associations
October 23	Traffic and Parking Board
October/Nov	AEDP Board Meeting
November	Transportation Commission

DRAFT RECOMMENDATIONS

- Ratios
 - Hotel
 - Office
 - Retail, Restaurant, and Other Commercial
- Exemptions for small uses



DRAFT RECOMMENDATIONS

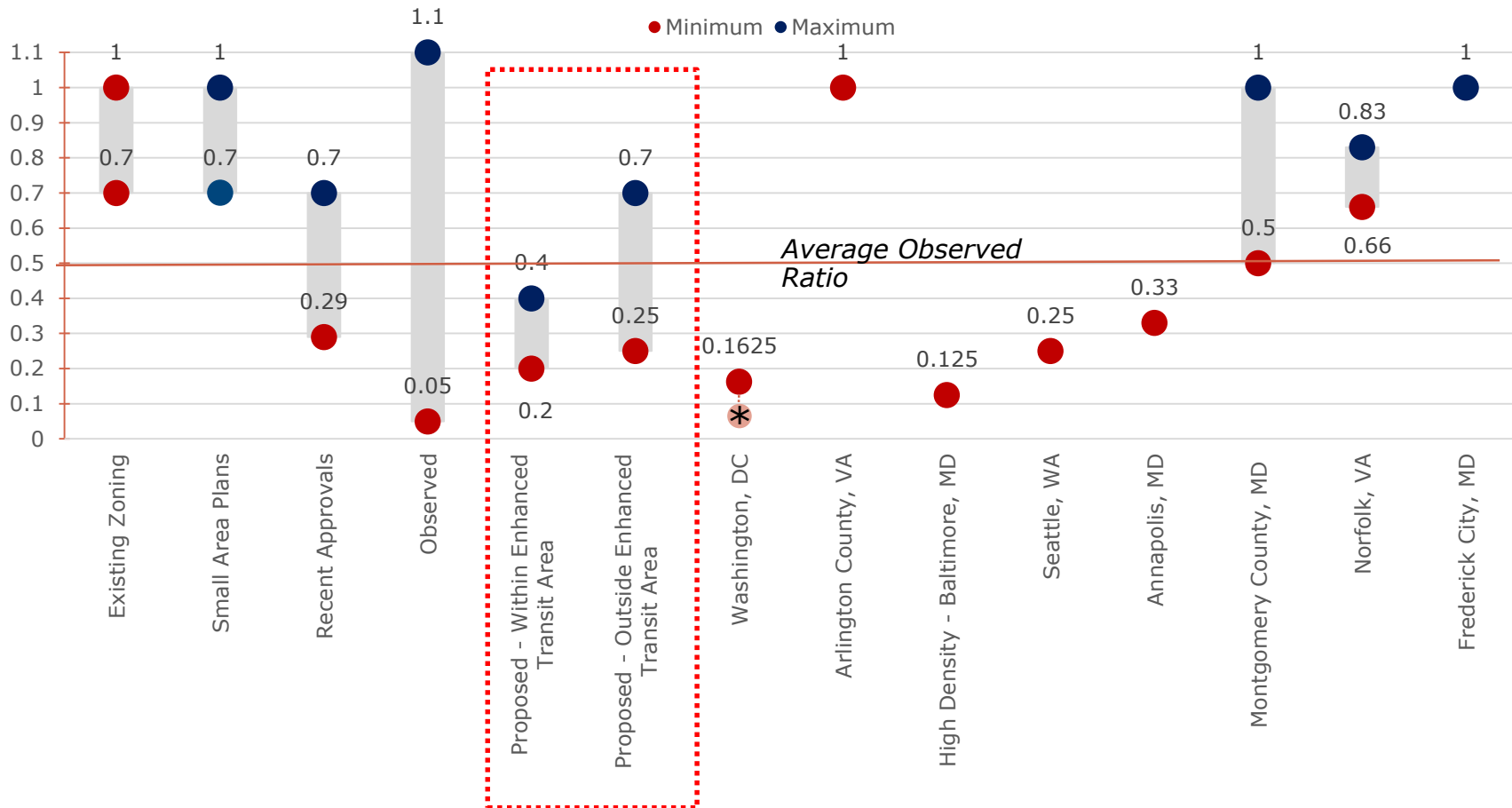
RATIOS

DRAFT RECOMMENDATIONS – HOTEL RATIOS

Base Ratio	Min (spaces per room)	Max (spaces per room)
Within Enhanced Transit Area	0.2	0.4
Outside Enhanced Transit Area	0.25	0.7

DRAFT RECOMMENDATIONS – HOTEL RATIOS

Comparison of Parking Requirements



* DC allows a 50% reduction for transit

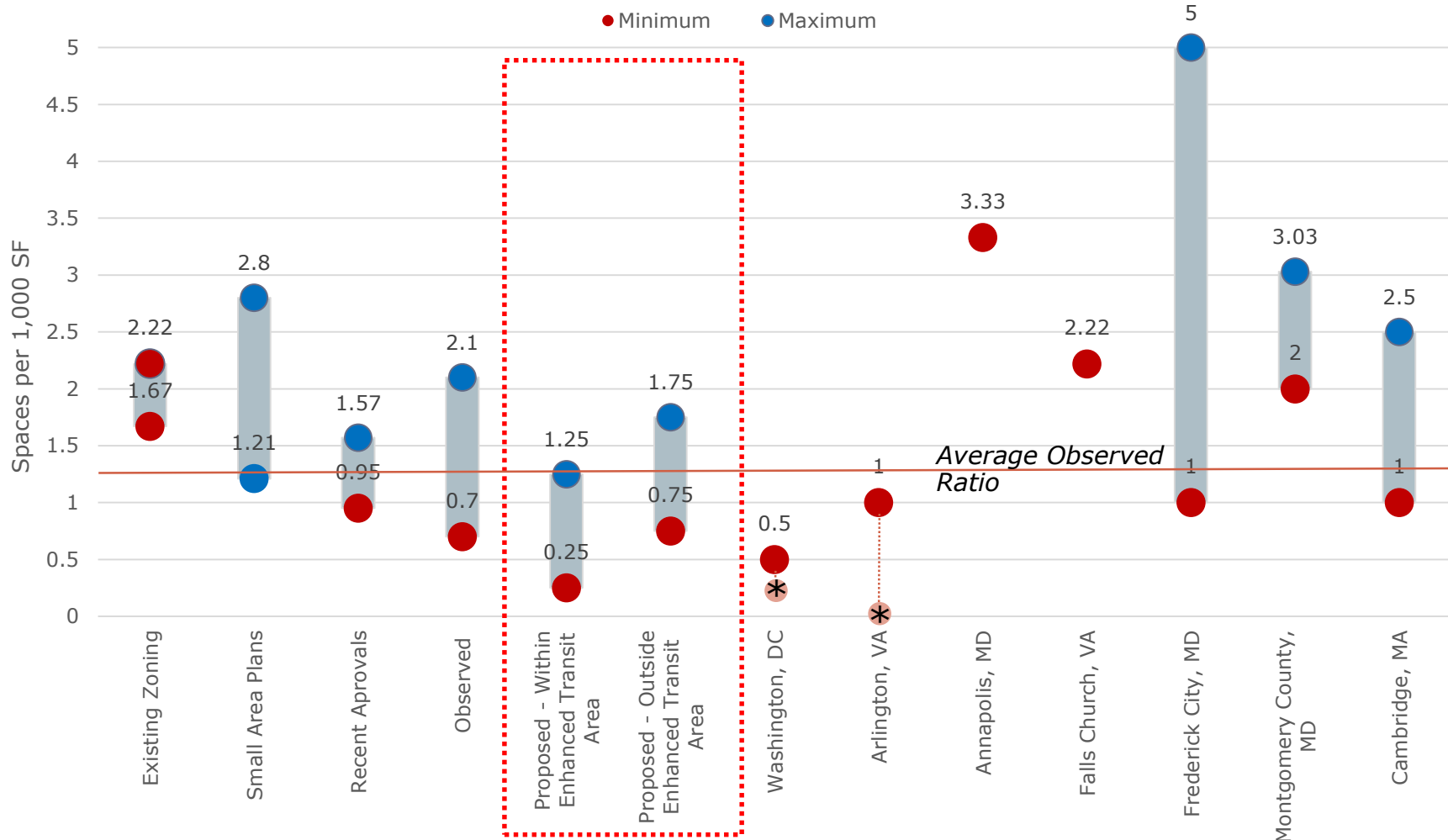


DRAFT RECOMMENDATIONS – OFFICE RATIOS

	Min (spaces per 1,000 sf)	Max (spaces per 1,000 sf)
Within Enhanced Transit Area	0.25	1.25
Outside Enhanced Transit Area	0.75	1.75

DRAFT RECOMMENDATIONS – OFFICE RATIOS

Comparison of Parking Requirements



PARKING STANDARDS FOR
NEW DEVELOPMENT PROJECTS

* DC allows a 50% reduction for transit; Arlington allows lower ratios through additional TMP contributions



DRAFT RECOMMENDATIONS – RETAIL, RESTAURANT AND OTHER COMMERCIAL RATIOS

Base Ratio	Min (spaces per 1,000 sf)	Max (spaces per 1,000 sf)
Within Enhanced Transit Area	0.25	3.0
Outside Enhanced Transit Area	0.75	4.0

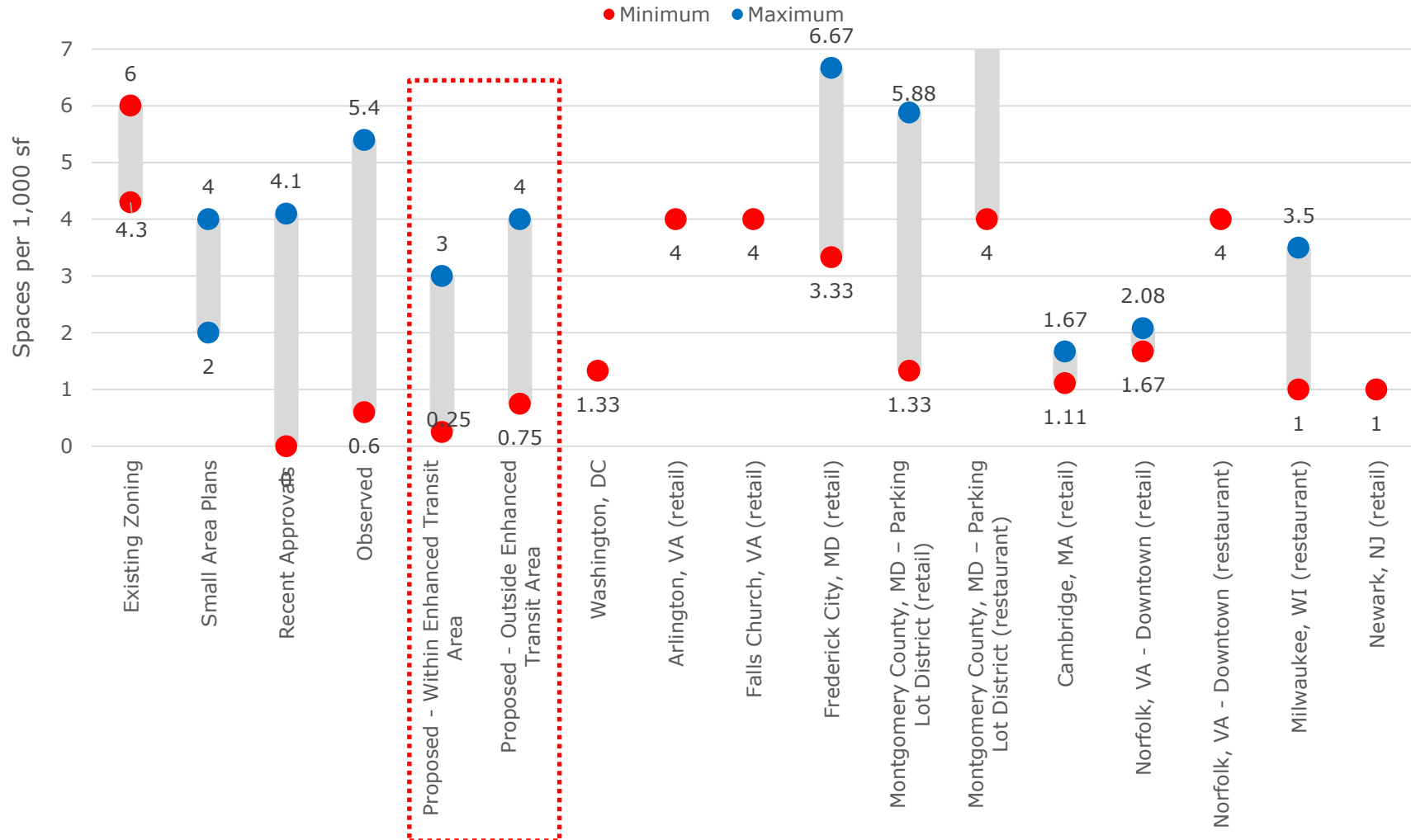


DRAFT RECOMMENDATIONS – RETAIL, RESTAURANT AND OTHER COMMERCIAL RATIOS

- Retail
- Restaurant
- Theaters, auditoriums, and assembly halls
- Medical office
- Amusement enterprise – indoor and outdoor
- Schools
 - Day care center
 - Private Commercial Schools
- Accessory Meeting Space in hotels
- Non-retail

DRAFT RECOMMENDATIONS – RETAIL, RESTAURANT AND OTHER COMMERCIAL RATIOS

Comparison of Parking Requirements



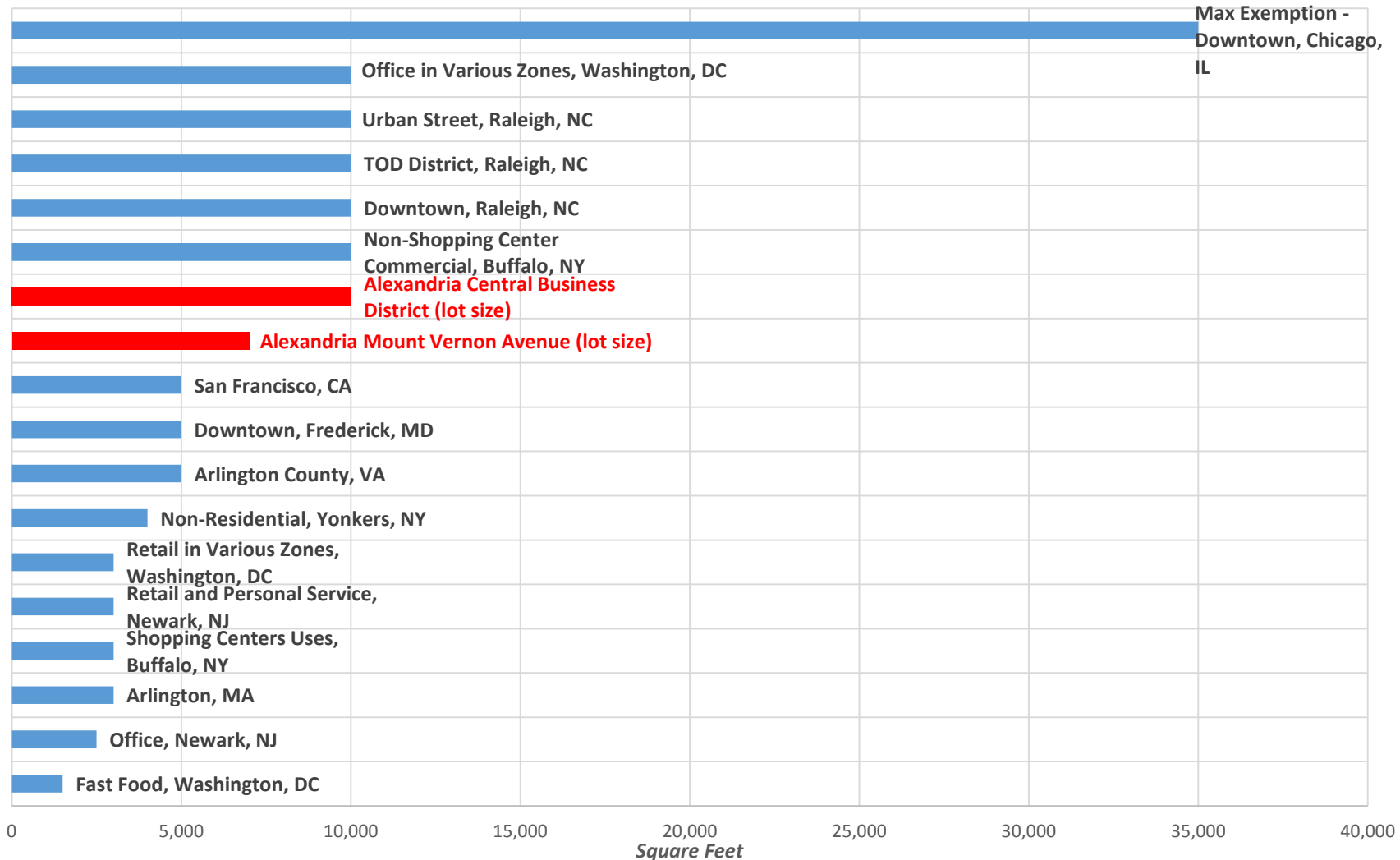


DRAFT RECOMMENDATIONS

EXEMPTIONS



DRAFT RECOMMENDATIONS - EXEMPTIONS



DRAFT RECOMMENDATIONS - EXEMPTION

Sister Cities
(~1,000 sf)

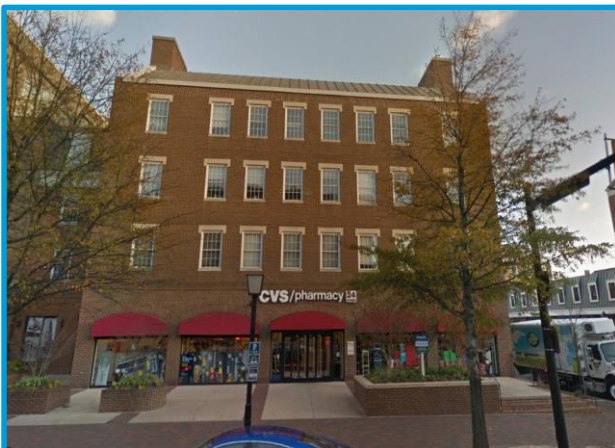
Sister Cities +
Vola Lawson
Lobby (~2,500
sf)



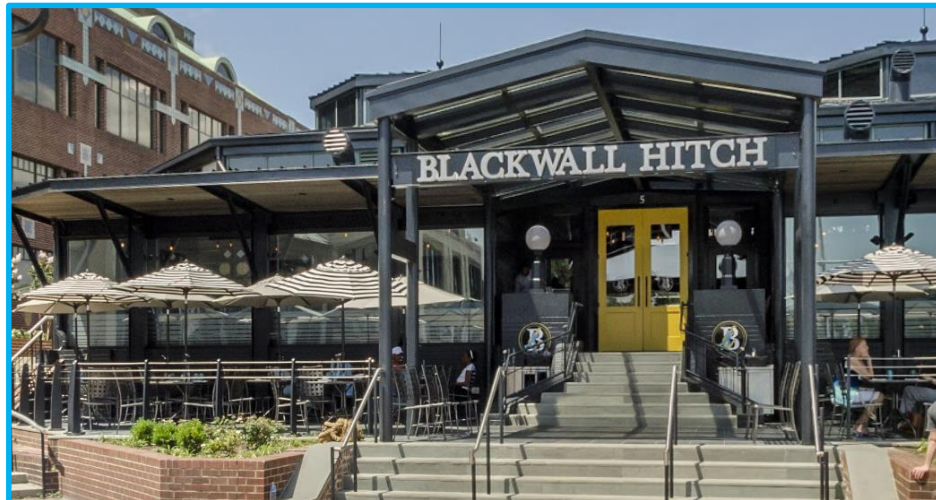
Yates Corner 7-
Eleven (~3,000 sf)



Pork Barrel/Holy Cow/Sushi
Bar (~ 6,500 sf)



King St CVS (~11,000 sf)



Blackwall Hitch (~14,000 sf)

DRAFT RECOMMENDATIONS - EXEMPTION

Existing Buildings

- No new parking would be required for retail or office uses proposed in existing buildings
- The minimum parking requirements may be applied if desired by the retail or office use
- Maximum parking requirements shall only apply to new parking that is constructed

DRAFT RECOMMENDATIONS - EXEMPTION

Rationale for Existing Building Exemption:

- Encourage reinvestment in existing buildings
- Encourage ground floor retail
- Parking reduction is typically approved when requested



DRAFT RECOMMENDATIONS - EXEMPTION

New Buildings

- Limit exemption to buildings up to a certain size
- Within Enhanced Transit Area
 - Exempt *10,000 sf* office and retail buildings
 - Exempt *10,000 sf* retail in mixed use buildings
- Outside Enhanced Transit Area
 - Exempt *5,000 sf* office and retail buildings
 - Exempt *5,000 sf* retail in mixed use buildings

DRAFT RECOMMENDATIONS - EXEMPTION

Rationale for New Building Exemption:

- Encourages ground floor retail
- Less costly for small developments
- Incentivize small infill development



DRAFT RECOMMENDATIONS - EXEMPTION

Scenario 1 – Minimum Ratio of 0.25 spaces per 1,000 sf and maximum ratio of 3.0 spaces per 1,000 sf

Retail Size	PARKING RANGE		Minimum Spaces if Exempt up to:			
	Minimum Spaces	Maximum Spaces	2,500	5,000	7,500	10,000
2,500	1	8	0	0	0	0
5,000	2	15	2	0	0	0
7,500	2	23	2	2	0	0
10,000	3	30	3	3	3	0
15,000	4	45	4	4	4	4
50,000	13	150	13	13	13	13



PUBLIC COMMENT

Next Steps



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Thank you!

Next Meeting:

Tuesday, October 17
Location TBD

For more information visit
alexandriava.gov/ParkingStudies

OR contact Katye North
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